

# Staff Summary Report

Development Review Commission Date: **04/22/08**

Agenda Item Number: **\_\_\_**

**SUBJECT:** Hold a public meeting for a Development Plan Review for MISSION DEL SOL PRESBYTERIAN CHURCH, located at 1565 E. Warner Road.

**DOCUMENT NAME:** DRCr\_MissiondelSol\_042208

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **MISSION DEL SOL PRESBYTERIAN CHURCH (PL070172)** (Clyde Parks, Mission Del Sol Presbyterian Church, property owner; Stephen Bull, AIA, Todd & Associates, applicant) consisting of a new 11,807 s.f. worship space added to the existing church campus of 11,640 s.f. of classrooms and a 3,658 s.f. fellowship hall, for a total of 27,105 s.f. on 3.7 net acres), located at 1565 E. Warner Road in the AG Agricultural and R/O Residential/Office District. The request includes the following:

**DPR08067** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Diana Kaminski (480-858-2391)

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)

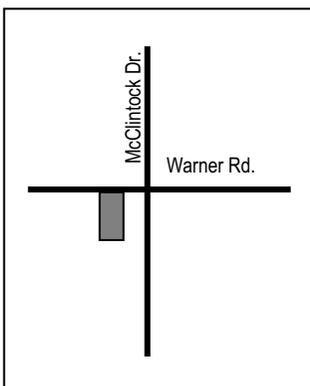


**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	4.0 / 3.7 acres
Total Building area	27,105 s.f.
Lot Coverage	17 % (50% maximum allowed)
Building Height	27.13 ft (35 ft maximum allowed)
Building setbacks	+80' front, +40' side, +40' rear (0', 0', 10' min.)
Landscape area	31.9% (30% minimum required in R/O)
Vehicle Parking	189 on-site and 8 off-site for a total of 197 spaces (190 min. required, 238 max. allowed)
Bicycle Parking	22 spaces (22 minimum required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
  - 2-3. Comments
  - 4-6. Reason for Approval / Conditions of Approval
  7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
  2. Aerial Photo
  - 3-4. Letter of Explanation
  5. Site plan
  6. Floor plans
  - 7-8. Building Elevations
  9. Building Sections
  10. Landscape Plan

## **COMMENTS:**

This site is located on the south side of Warner Road, west of McClintock Drive, and has AG zoning for the majority of the site, and a smaller parcel of R/O zoning. The site is adjacent to AG zoned single family residences, R/O zoned offices and PCC-1 Commercial uses. Existing uses on the site include Building A, a two-story, 7,600 s.f. religious education classroom building which is also used for a daycare/preschool, Building B, a 4,040 s.f. administrative building with a library and offices, and Building C, a 3,658 s.f. social hall for gatherings. This request includes the following a Development Plan Review which includes a new one-story, 30-foot tall, 11,807 s.f. worship sanctuary at the street front, completing the campus of buildings and finishing the parking and landscape for the site. The total building area will be 27,105 s.f. on 3.7 acres.

The applicant is requesting the Development Review Commission take action on the site plan, landscape plan and building elevations and materials for the new church. For further processing, the applicant will need approval for a shared parking model for use of 8 parking spaces off-site within the adjacent office development. Staff has reviewed the existing contract between the property owners, this agreement needs to be processed and recorded for formal recognition by the City.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

#### **Site Plan**

Access to the site is through two existing driveways that loop around the perimeter of the site from Warner Road. The new building will fill in an empty portion of the site closest to the street, contributing to a stronger street presence for the campus, and improving the landscape treatment and views from surrounding areas. The majority of parking is available on site, and an existing parking agreement allows access to the offices to the south. Pedestrian pathways are clearly defined and lighted, with shade connecting the existing three building connections. Accessible parking is located near the main entrances to the buildings and a circular drive has been added to provide drop off to the school buildings in the back. Completion of the parking lot and landscape will improve the south end of the lot, which is currently vacant. The site plan utilizes the land with a variety of activities, creating little rooms within the campus for basketball (shared use within the parking lot, when parking is not used), an amphitheater for outdoor gatherings, a meditative labyrinth (later phase), an outdoor play area and play structure and enhanced landscape treatment.

#### **Building Elevations**

The new Mission Del Sol Church has a very strong architectural theme, the Mission style architecture has a variety of roof lines including a lower tiled colonnade, main parapet roof, pitched tile roof over the nave of the church and a taller bell tower element. The North elevation facing Warner Road has a sculptural sun behind a cross, the logo of the church inset within a recessed arched wall niche. Windows are sensitively placed to provide light without creating glare and without adding to the heat gain of the interior. The curved red roof tiles and adobe colored slump block match the existing buildings on campus. Stucco portions of the building will be painted to match the existing buildings also. The doors and frames will be updates with a pale desert green, which compliments the existing blue/grey color on the other buildings. The palette of materials is simple, yet the architectural detail provides variety in shapes and forms, with arches along the colonnade and over windows, iron grilles over slot windows, and a defined base created by the slump block wrapping the columns. The building mass is broken up with separate elements to reduce the massing, with pop-outs further articulating the elevations with depth.

#### **Landscape Plan**

The proposed new landscape palette is designed with water conservation and maintenance as strong considerations. The proposed new plants add to the existing Mondel Pines and Willow Acacias on site with Sonoran Emerald Palo Verde, Cercidium 'AZT' Palo Verde and Cooper's Amazon Mesquite. Sissoo trees will be added along the western perimeter adjacent to the residences for a non-deciduous buffer. Hybrid Bermuda grass is used selectively in areas planned for outdoor use or retention, and other grasses such as Deer Grass add texture to the site. Shrubs include Hybrid Desert Broom, Bottlebrush, Turpentine Bush, Ruellia, agaves, aloes, Red Yucca, Lady's Slipper, Bush Morning Glory, Gold Lantana and Yellow Dot.

#### **Conclusion**

Based on the information provided by the applicant and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

**REASONS FOR APPROVAL:**

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the Section 6-306 D approval criteria for a Development Plan Review:
  - a. The placement of building reinforces the street wall and enhances the character of the surrounding area and facilitates pedestrian access and circulation.
  - b. Shade is an integral part of the design.
  - c. Materials are be of superior quality and compatible with the surroundings
  - d. Buildings and landscape elements have proper scale with the site and surroundings
  - e. Large building masses are divided into smaller components that create a human-scale as viewed from the sidewalk
  - f. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
  - g. Building facades have architectural detail
  - h. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to and attractive public space.
  - i. Clear and well lighted walkways connect building entrances to one another and to adjacent sidewalks.
  - j. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
  - k. Circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
  - l. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

### Site Plan

1. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Details.
2. If ground mounted equipment is used, provide service and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
3. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
6. Complete the shared parking model process and record the agreement with the adjacent property owner.

### Floor Plans

7. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.

### Building Elevations

8. The materials and colors presented are approved as presented:  
Concrete Tile – Eagle Cement Co. – SMC8822 *San Beunaventura*  
Slump Block – Superlite – *Adobe Buff*  
Stucco to match existing texture – painted Frazee *Westerly Tan 7802W*  
Painted frames – painted Frazee *Employ CJ3015D*  
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.
11. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from view.
13. Exposed conduit, piping or related materials is not allowed.

### Lighting

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

## **Landscape**

15. The plant palette is approved as presented on the signed landscape plan. Submit any additions or modifications for review during building plan check process.
16. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site is irrigated as part of the reconfigured system at the conclusion of this construction.
17. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

## **Signage**

19. Provide one address sign on each building elevation.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by April 22, 2009 or Development Plan approval will expire.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated March 12, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.
- **BUILDING HEIGHT:** Measure building height from top of curb at front of property, defined in the Zoning and Development Code.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- **SECURITY REQUIREMENTS**
  - Design building entrance(s) to maximize visual surveillance of vicinity.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
  - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- **FIRE:** (Jim Walker 480-350-8341)
  - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

- **ENGINEERING AND LAND SERVICES:**
  - Underground overhead utilities, excluding high-voltage transmission lines. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements or property restrictions to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
  
- **REFUSE:**
  - Container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access is adequate.
  - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
  
- **DRIVEWAYS:**
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
  
- **PARKING SPACES:**
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Provide minimum of 22 bike parking spaces distributed nearest to main entrances of buildings on campus. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
  
- **LIGHTING:**
  - Follow requirements of ZDC Part 4 chapter 8.
  - Light fixtures shall not exceed 18' in height within 50 feet of adjacent residential properties.
  - Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
  
- **LANDSCAPE:**
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at [www.agriculture.state.az.us](http://www.agriculture.state.az.us) . Follow the link to "form", to "native plants", and to "notice intent to clear land".
  
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

**HISTORY & FACTS:**

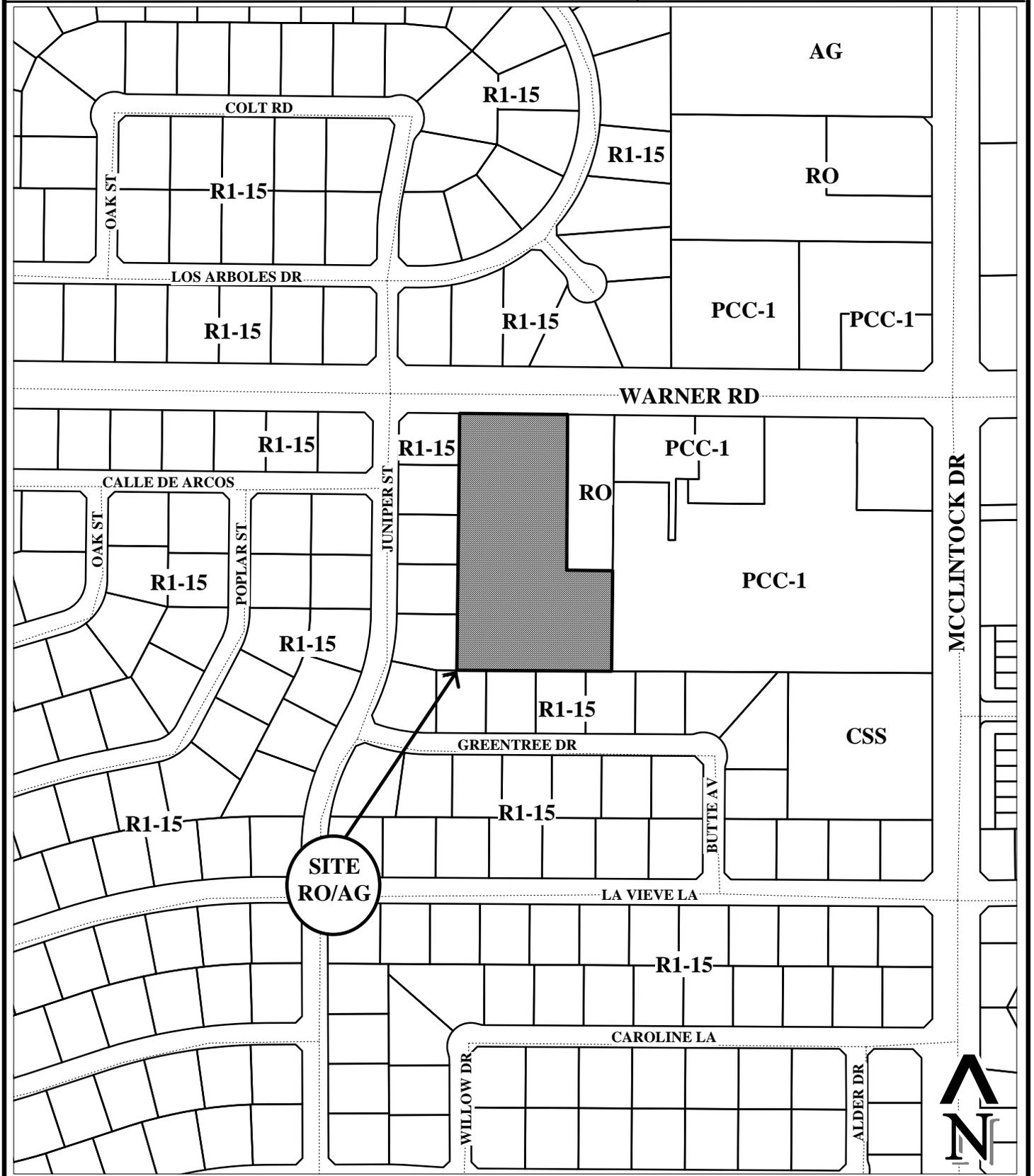
- November 18, 1987 Design Review Board approved building elevations, site and landscape plans for Mission Del Sol Presbyterian Church.
- February 15, 1989 Design Review Board approved a freestanding monument sign.
- June 28, 1989 Board of Adjustment approved a use permit request for “Our Gang” preschool to operate a nursery and daycare at 155 E. Warner Road.
- July 18, 1989 Hearing Officer approved a request to allow advertising copy on a freestanding sign
- May 2, 1990 Design Review Board approved a request for a building addition.
- May 2, 1991 Design Approval for new building expires.
- October 16, 1991 Design Review Board approved building elevations for an educational building, and site and landscape plans.
- November 16, 1994 Design Review Board approved building elevations, site plan and landscape plan
- August 11, 1998 Hearing Officer approved a use permit request by D.W. Higgins Institute to utilize 4500 s.f. of Mission Del Sol Presbyterian Church as a public charter school for a maximum of 85 students ages 9 through 14 years (grades 4<sup>th</sup> through 8<sup>th</sup>).
- September 10, 2001 Development Services staff approved a request to replace fourteen existing eucalyptus with fourteen Mondel pines along the west property line, modifying the approved 1988 landscape plan.

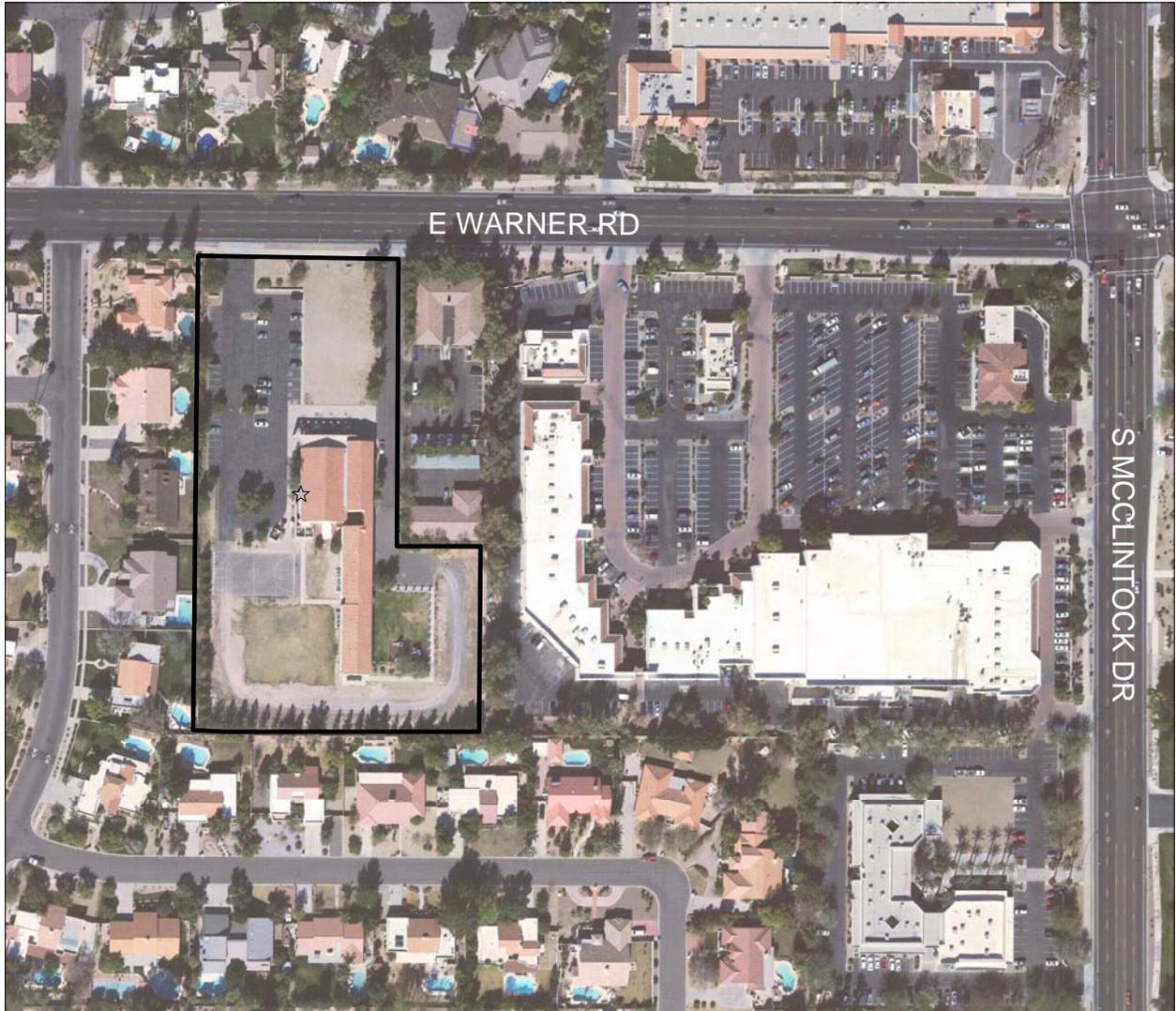
**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

Mission del sol Presbyterian Church

PL070172





MISSION DEL SOL CHURCH (PL070172)



## TODD & ASSOCIATES, INC.

Critical Thinking • Creative Design

Phoenix • Olympia

### MISSION DEL SOL PRESBYTERIAN CHURCH DESIGN REVIEW SUBMITTAL – LETTER OF EXPLANATION April 4, 2008

#### **Site Scope of Work**

Mission del Sol's new development will include a paved vehicular connection between the existing east and west parking areas. Security has been a source of discussion throughout the design process and the church intends to build a campus that will discourage neighborhood vandalism and night-time trespassing. Landscaping has been selected to minimize the amount of irrigation and maintenance ("desert"/ "desert-adapted"). Perimeter landscaping has been added along the western edge along the adjacent single-family homes. A non-dormant species has been specified to allow for a year-round buffer.

Various site features include:

- a permanent outdoor basketball court (similar to existing),
- a relocated trash enclosure,
- a 2-lane vehicular drop-off area,
- a sloped amphitheatre/ retention basin, and
- a courtyard (with a labyrinth that will be constructed in future phases).

#### **Sanctuary Scope of Work**

A ±11,800 sf sanctuary will be built which will accommodate ±400 congregants. The sanctuary will be used not only on Sundays for worship, but also on Wednesday evenings for choir practice. The overall usage of the existing facilities ("Buildings A, B, & C") will not change. The height of the new structure will not exceed 30'-0" with the exception of a bell tower that will not exceed twice the height of the sanctuary.

A "California Mission-Style" theme has been used to reflect the adjacent decorative arcade of "Building A & C". The new arcades on the south, east and west elevations have been designed to match the arch proportions of decorative wall as well. The color palette and exterior materials were chosen to match the adjacent structures (paint, slump block, roof tiles, etc.).

ARCHITECTURE    PLANNING    LANDSCAPE ARCHITECTURE

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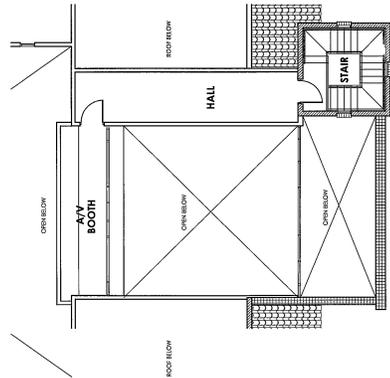
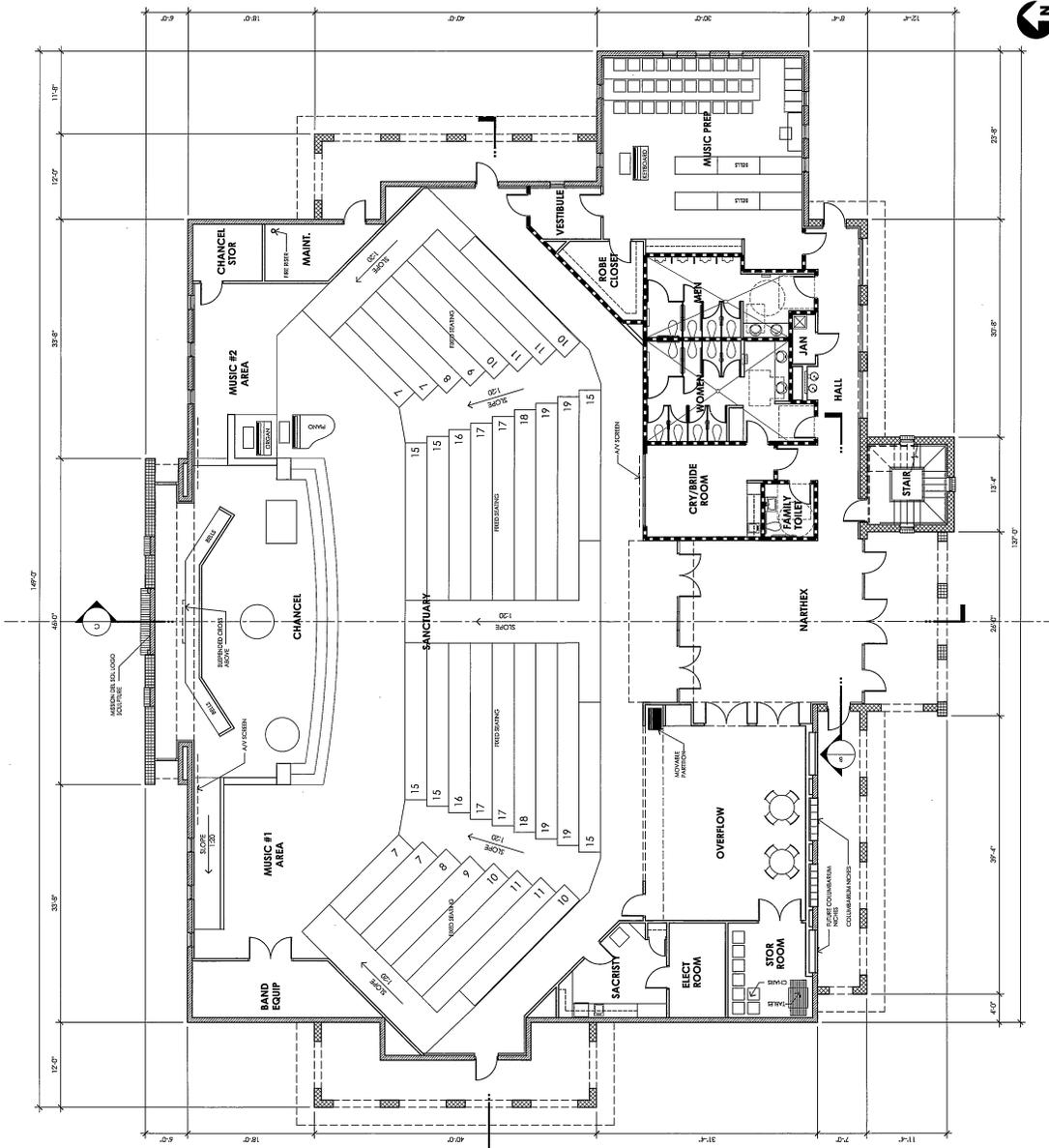
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Sustainability has also been a focus, and although the building will not seek LEED certification, the design team is moving forward with a "green mindset". Various sustainable ideas that have been discussed include:

- waterless urinals,
- daylighting,
- utilization of regional materials,
- materials with recycled content,
- low-emitting materials and sealants, and
- roof materials with low SRI's.

**End of Letter of Explanation**





**FLOOR PLANS**

**MISSION DEL SOL PRESBYTERIAN CHURCH**

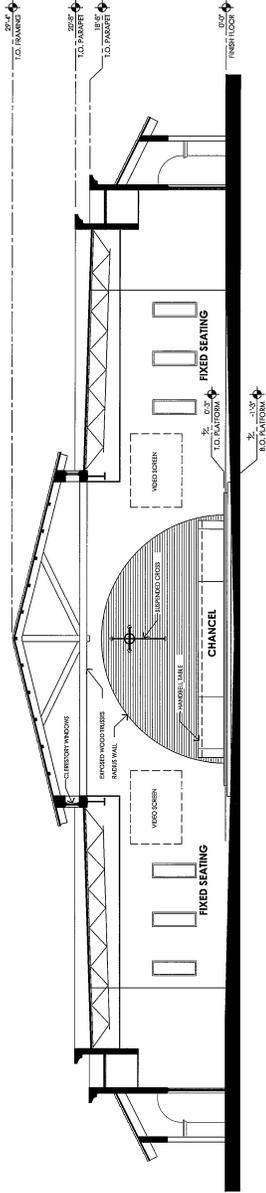


Project No. 06-6015-01 Date 4-4-08 Sheet 5 (of 7)  
 Tempe Design Review Submittal- Case #SPR07035  
 Todd & Associates, Inc. 602-952-8280 www.toddsoc.com



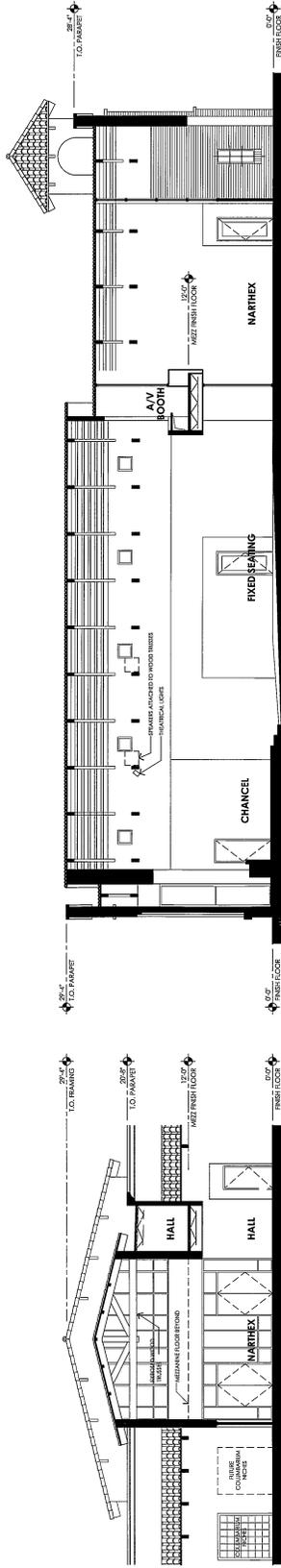






**SECTION A-A**

NOTE: INTERIOR ELEVATIONS SUBJECT TO CHANGE



**SECTION B-B**

NOTE: INTERIOR ELEVATIONS SUBJECT TO CHANGE

**SECTION C-C**

NOTE: INTERIOR ELEVATIONS SUBJECT TO CHANGE

**BUILDING SECTIONS**

# MISSION DEL SOL PRESBYTERIAN CHURCH

Project No. 06-601501 | Date 4-4-08 | Sheet 4 (of 7)

Tempe Design Review Submittal- Case #SPR07035

Todd & Associates, Inc. | 602-952-8280 | www.toddassoc.com



DATE: 02/20/2010

